098.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	954,800 / 954,800
					USE VALUE:	954,800 / 954,800
					ASSESSED:	954,800 / 954,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LOVELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINKS SHUXIAN & MICHAEL	
Owner 2:		
Owner 3:		
Street 1:	6 LOVELL ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	SARFATI CHRISTINE M -
Owner 2:	WRAY JERRY W -
Street 1:	6 LOVELL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,230 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 3580 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8230.000	487,600	400	466,800	954,800
Total Card	0.189	487,600	400	466,800	954,800
Total Parcel	0.189	487,600	400	466,800	954,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.69 | /Parcel: 266.6

Legal Description

User Acct 63807

GIS Ref

GIS Ref

Insp Date 10/22/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 098.0-0003-0012.0

!7956!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	487,600	400	8,230.	466,800	954,800	954,800	Year End Roll	12/18/2019
2019	101	FV	378,300	600	8,230.	466,800	845,700	845,700	Year End Roll	1/3/2019
2018	101	FV	378,300	600	8,230.	400,100	779,000	779,000	Year End Roll	12/20/2017
2017	101	FV	378,300	600	8,230.	373,500	752,400	752,400	Year End Roll	1/3/2017
2016	101	FV	378,300	600	8,230.	320,100	699,000	699,000	Year End	1/4/2016
2015	101	FV	354,500	600	8,230.	286,800	641,900	641,900	Year End Roll	12/11/2014
2014	101	FV	354,500	600	8,230.	265,400	620,500	620,500	Year End Roll	12/16/2013
2013	101	FV	354,500	600	8,230.	253,100	608,200	608,200		12/13/2012

PRINT

Date	Time
12/10/20	22:33:10

LAST REV

Date	Time
09/09/20	15:25:06
mmcmakin	
7956	

USER DEFINED

Prior Id # 1:	63807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	65.6
Year:	1999
LandReason:	Add
BldReason:	Add
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARFATI CHRISTI	75460-124	1	8/26/2020		1,170,000	No	No		
SARFATI CHRISTI	52199-21		2/6/2009	Family	100	No	No		
SARFATI MARC A/	47773-491		7/7/2006	Family	1	No	No		
NEWELL CHRISTOP	44232-33		12/3/2004		674,500	No	No		
	19771-225		4/1/1989		229,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2016	568	Porch	38,780					3x7 portico
6/12/2009	475	Dormers	10,000					
12/2/1993	598		29,000					19X22 ADDITION
10/10/1993	507		61,000					DORMER/WALK OUT BA

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
10/22/2018	MEAS&NOTICE	CC	Chris C
2/13/2009	Meas/Inspect	163	PATRIOT
9/20/2005	MLS	BR	B Rossignol
3/29/2005	MLS	MM	Mary M
11/22/1999	Missed Appt.	264	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
7/24/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8230		Sq. Ft.	Site		0	70.	0.81	4									466,831						466,800	

Total AC/HA:	0.18893	Total SF/SM:	8230	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	466,831	Spl Credit		Total:	466,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.04727578
Const Adj.:	1.00889909
Adj $ / SQ:	110.943
Other Features:	110705
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	546619
Depreciation:	59035
Depreciated Total:	487584

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

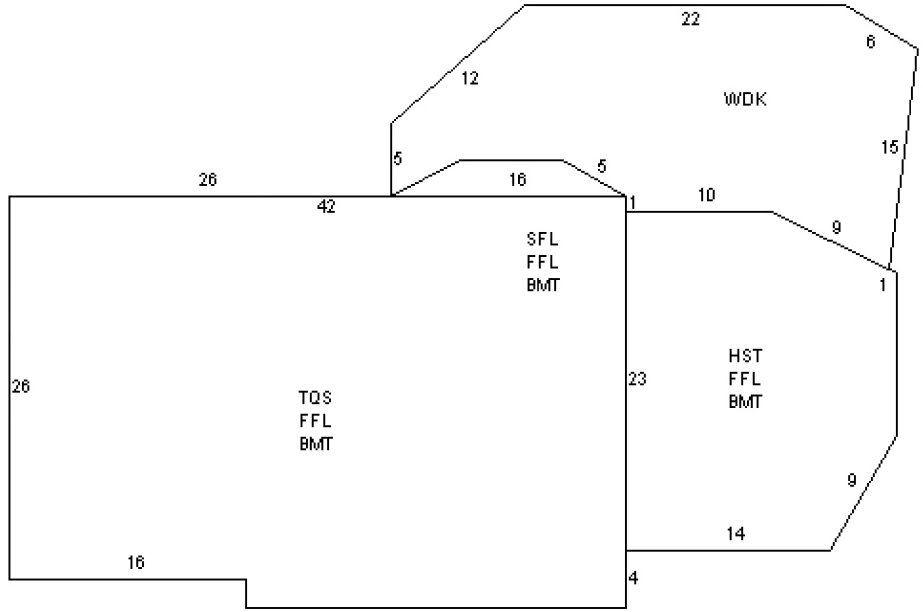
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	122.04
Special Features:	0	Val/Su Net:	105.31
Final Total:	487600	Val/Su SzAd	184.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,562	57.250	89,419
FFL	First Floor	1,562	110.940	173,292
TQS	3/4 Story	858	110.940	95,189
WDK	Deck	425	8.430	3,582
HST	Half Story	195	110.940	21,634
SFL	Second Floor	28	110.940	3,106

Net Sketched Area:	4,630			Total:	386,222
Size Ad	2643	Gross Are	5111	FinArea	3580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	6X8	A	AV	1985	10.17	T	27.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400